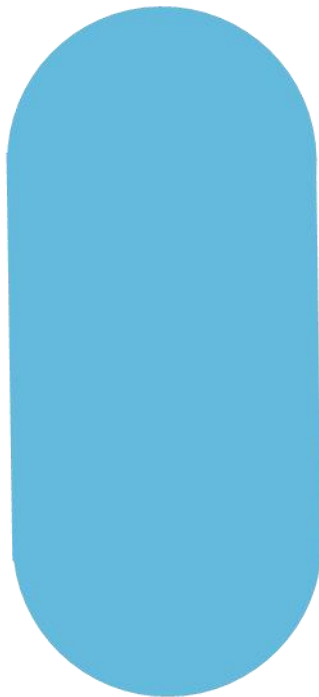


**WRITTEN STATEMENT IN RESPECT OF THE  
CHARNWOOD LOCAL PLAN 2021-37  
EXAMINATION - HEARING SESSIONS 2023**

**MATTER 6 - URBAN AREA POLICIES, SITE  
SELECTION, SUSTAINABLE URBAN  
EXTENSIONS AND HOUSING SITE ALLOCATIONS**

On Behalf of Rosconn Strategic Land



---

## 1. INTRODUCTION

- 1.1 This Written Statement is made on behalf of our client, Rosconn Strategic Land, in response to the Inspectors' Matters, Issues and Questions for the examination hearings 2023 for the Charnwood Local Plan 2037.
- 1.2 Rosconn Strategic Land have an interest in the land off Cotes Road, Barrow upon Soar, which forms part of the land specifically covered under Policy DS3, site reference HA49.
- 1.3 Rosconn Strategic Land have previously made representations to the to the Inspectors' Matters, Issues and Questions in 2022 and Regulation 19 Local Plan consultation (Marrons Planning Representation dated August 2021). Those representations identify the extent of Rosconn Strategic Land interest, which is broadly defined as the central area of the site. These representations are made in respect of that interest unless stated.
- 1.4 This Statement should be read alongside the previously submitted Matter Statements made on behalf of our client and provides an update in respect of their interest in the HA49 allocation.

## 2. MATTER 6 – URBAN AREA POLICIES, SITE SELECTION, SUSTAINABLE URBAN EXTENSIONS AND HOUSING SITE ALLOCATIONS

### Issue 4 - Housing allocations

- 2.1 The land off Cotes Road, Barrow upon Soar (HA49) is identified within Policy DS3 as an allocation for 220 homes.
- 2.2 The Policy DS3(HA49) supports proposals which “*provide the site for a new 1 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements.*”
- 2.3 As indicated without our previous Matter 6 Statement, and as set out in

---

Exam 20 and 51 of Charnwood Local Plan Examination Documents, it is common ground that the preferred site for a primary school in Barrow is HA48 Land off Willow Road, rather than HA49 Cotes Road.

- 2.4 Rosconn Strategic Land, the other 'Barrow promoters', the Borough Council and local education authority have been engaged in discussions to secure a framework for delivery of the primary school. Modifications to policies HA45 to HA49 to reflect the common ground that HA48 will provide the location of the school with HA45, HA46, HA47 and HA49 contributing to the proportionate costs of delivery are anticipated as part of the Examination process.
- 2.5 A planning application has been submitted to the Council (reference P/22/1254/2) for Land off Willow Road (HA48) which includes land for a 1 form entry primary school and area for future expansion.
- 2.6 Furthermore, Charnwood Borough Council resolved to approve planning applications for HA45 (Land south of Melton Road – reference P/21/0760/2) and HA46 (Land north of Melton Road reference P/21/0759/2) subject to the agreement of S.106 agreements at the Plans Committee in December 2022.
- 2.7 An updated Education Delivery Strategy has also been agreed and was published in November 2022 (to support planned growth proposed on Barrow allocations and to support the associated planning application processes). The Strategy supports the delivery of a new 1FE Primary School through the identification of a site at HA48 with contribution requirements across the HA45 – HA49 allocations.
- 2.8 Turning back to HA49, we can confirm that Rosconn Strategic Land and the adjacent promoters/owners of the HA49 allocation continue to work together and have prepared a masterplan for the whole allocated site which provides a framework for individual proposals to achieve comprehensive development in accordance with Policy DS3(HA49).
- 2.9 Rosconn Strategic Land have prepared a planning application for up to

---

130 homes for the central area of the allocation. That application was submitted to Charnwood Borough Council in December 2022 and is currently awaiting validation.

2.10 The application is supported by a suite of technical assessments demonstrating the suitability and acceptability of the proposed development.

2.11 Responses to the Inspector's specific questions concerning HA49 are contained in our previous Matter 6 Statement. A significant updated position can be reported with regards to 'the ability to develop the site without unacceptable harm to wildlife' in so far as the technical work that has been submitted with our client's application for the central part of HA49 identifies a Biodiversity Net Gain of 27.73% habitat units and 85.18% hedgerow units. These figures are significantly above the 10% net gain previously identified and clearly demonstrate that proposals do not create unacceptable harm to wildlife.